

Certificate of Notice Page 1 of 3  
United States Bankruptcy Court  
Eastern District of Pennsylvania

In re:  
Rudy D Arnold  
Rudy D Arnold  
Debtors

Case No. 18-12585-mdc  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Randi  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 3

Date Rcvd: May 22, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 24, 2019.

db	Rudy D Arnold,	1833 New London Road,	Landenberg, PA	19350
db	Rudy D Arnold,	MAILING ADDRESS,	P.O. Box 26,	Kemblesville, PA 19347-0026
	+Betty G. Arnold,	1833 New London Road,	Landenberg, PA	19350, US 19350

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 24, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 22, 2019 at the address(es) listed below:

CHRISTOPHER CONSTANTINE CARR on behalf of Debtor Rudy D Arnold cccarresq@aol.com,  
loanmodbycccesq@aol.com/ccr74486@notify.bestcase.com  
CHRISTOPHER M. MCMONAGLE on behalf of Creditor M&T Bank cmmonagle@sterneisenberg.com,  
bkecf@sterneisenberg.com  
KEVIN G. MCDONALD on behalf of Creditor M&T Bank bkgroup@kmlawgroup.com  
LISA CANCANON on behalf of Creditor Specialized Loan Servicing LLC LisaC@w-legal.com  
REBECCA ANN SOLARZ on behalf of Creditor Union Home Mortgage Corp. bkgroup@kmlawgroup.com  
REBECCA ANN SOLARZ on behalf of Creditor M&T Bank bkgroup@kmlawgroup.com  
SHAAN S. CHIMA on behalf of Creditor Manufacturers and Traders Trust Company, successor to  
Wilmington Trust Company shaan.chima@gebsmith.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 9

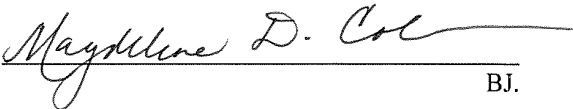
IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Rudy D. Arnold	Debtor(s)	CHAPTER 13
M&T BANK	Movant	
vs.		NO. 18-12585 MDC
Rudy D. Arnold	Debtor(s)	
Betty G. Arnold	Co-Debtor	11 U.S.C. Sections 362 and 1301
William C. Miller Esq.	Trustee	

**ORDER**

AND NOW, this 21<sup>st</sup> day of May, 2019 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 and 1301 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362 and 1301, is modified with respect to the subject premises located at 1833 New London Road, Landenberg, PA 19350 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. ~~Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.~~

  
BJ.

Rudy D. Arnold  
1833 New London Road  
Landenburg, PA 19350

Betty G. Arnold  
1833 New London Road  
Landenburg, PA 19350

Christopher Constantine Carr  
Law Offices of CHRISTOPHER CONSTANTINE C  
122 Mayfield Drive  
Coatesville, PA 19320

William C. Miller Esq.  
P.O. Box 1229  
Philadelphia, PA 19105

KML Law Group, P.C.  
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701 MARKET STREET  
Philadelphia, PA 19106-1532